

# CITY OF SAN BRUNO



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## STAFF

Aaron Akin, *Interim Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Lisa Costa-Sanders, *Acting Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Laura Russell, *Assistant Planner*  
Cathy Hidalgo, *Recording Secretary*  
Pamela Thompson, *City Attorney*

## PLANNING

### COMMISSIONERS

Rick Biasotti, *Chair*  
Bob Marshall Jr. *Vice-Chair*  
Commissioners:  
Mary Lou Johnson  
Sujendra Mishra  
Perry Petersen  
Kevin Chase  
Joe Sammut

## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION MINUTES

**FEBRUARY 20, 2007**

San Bruno Senior Center  
1555 Crystal Springs Blvd.  
7:00 P.M. to 10:00 P.M.

**CALL TO ORDER at 7:03 pm.**

### **ROLL CALL**

	<u>Present</u>	<u>Absent</u>
Chair Biasotti	X	
Vice Chair Marshall	X	
Commissioner Chase	X	
Commissioner Johnson	X	
Commissioner Mishra	X	
Commissioner Petersen	X	
Commissioner Sammut	X	

### **STAFF PRESENT:**

Planning Division: Interim Community Development Director: Aaron Akin  
City Attorney: Pamela Thompson  
Assistant Planner: Tony Rozzi  
Assistant Planner: Laura Russell  
Community Dev. Recording Secretary: Cathy Hidalgo

Pledge of Allegiance: Vice Chair Biasotti

### **A. Approval of Minutes – January 16, 2007**

**Motion to Approve Minutes of January 16, 2007 Planning Commission meeting**

**Johnson/Sammut**

VOTE: 6-0  
AYES: All Commissioners Present  
NOES: None  
ABSTAIN: None

### **B. Communication**

**Introduce Laura Russell**

E-Packets are available on line at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov)

**C. Public Comment**

None at this time.

**D. Presentation**

Diane Anderson, County of San Mateo Green Building Coordinator-Presented on Green Building Option available. Adopted sustainable building policy. New construction over 500 sq ft. would need to go through certification process. First jurisdiction in the area. More cities and counties have adopted as well. Residential side, education and benefits. Developed guidelines available to all the cities in the county and they can choose their own level of green building at the permitting level. Offer workshops and forums. Offering training to inspectors and planners. Policy available on

[www.recycleworks.org](http://www.recycleworks.org)

Section on local green buildings, with pictures and case studies. [www.builditgreen.org](http://www.builditgreen.org) out of Berkeley is working with Councils, Realtors and banks for offering financial incentives. County is looking for fee reduction in permitting. Incentive programs also being offered in other cities, such as moving plan process in more expeditious manner.

**E. Announcement of Conflict of Interest**

None

**F. Public Hearings**

**1. 68 Scott Street**

**Request for a Use Permit to allow the construction of a new residence which increases the gross Floor Area by 152% when compared to the existing residence per Section 12.200.030.B.1. of the San Bruno Zoning Ordinance. Rodolfo Garces (GA Designs) (Applicant), Jesus Vega (Owner). UP-06-033**

*Assistant Planner Rozzi* entered staff report. Additional Conditional of Approval. Proposing Evergreen Hedge. Neighbor did complain. Add to conditions rather than noting just on the plans.

Staff recommends that the Planning Commission approve Use Permit 06-33 based on Findings of Fact 1-6 and subject to conditions 1-20.

*Chair Biasotti* asked Commission if there were any questions for staff.

*None*

*Chair Biasotti* asked the applicant to address the Commission and introduce the project.

*Applicant:* Applicant introduced, Rodolfo Garces, the designer. 2500 sq ft craftsmen style 2 story addition.

*Chair Biasotti:* Questions for applicant?

*Commissioner Johnson:* Do you have any comments with the conditions?

*Applicant:* Responded, concur with conditions of approval, including the new condition.

*Commissioner Chase:* It is a large project, under floor area ratio, is there a particular reason there is that many bedrooms?

*Applicant:* Responded it is the size client requested, have needs and the family structure and this design makes more sense for them.

*Vice Chair Marshall:* How much room from the carport to fence?

*Applicant:* Responded, 19 feet 1 inch.

*Interim Community Development Director Akin:* Engineering asked for a turning radius, and it is feasible.

*Vice Chair Marshall:* Have we approved new homes with carports?

*Interim Community Development Director Akin:* no typically. Usually staff not favorable. This is to the rear of the home, won't have the same negative appearance

*Chase:* color samples. Doesn't denote the colors

*Applicant:* Explained colors on board. Type of stone hasn't been determined.

*Vice Chair Marshall:* on driveway, swinging gates, explain what type

*Applicant:* wrought iron with s scroll design in black.

*Vice Chair Marshall:* can we condition

*Interim Community Development Director Akin:* you can

*Applicant:* for security purposes probably iron

*Commissioner Sammut:* to staff. #9 egress requirements, that seems a building condition rather than planning.

*Interim Community Development Director Akin:* A new person within building reviewed plans, added it to conditions. No. 10 is now a new condition for pre construction meetings with general contractors.

*Commissioner Johnson:* To staff, giving size of building, any other comments from neighbors besides hedge?

*Interim Community Development Director Akin:* None.

*Commissioner Petersen:* A nice design, improve property value. Size within requirements. If you would put a gate there for security would the open carport be of concern.

*Applicant:* we wanted to make it into an enclosed garage, believe the city is requiring the gate.

*Assistant Planner Rozzi:* The issue was they were up against the allowable square footage with an enclosed garage it would go over the allowable sq footage, since carport is not enclosed it is not included in the floor space.

Public Comment opened.

Public Comment closed.

*Chair Biasotti* opened up to Commission for discussion.

*Vice Chair Marshall:* requirement on gate

*Assistant Planner Rozzi:* not a requirement by the city, but a security measure from the applicant.

*Commissioner Johnson:* comment on gates, 2700 square foot, have things visible in carport, subject to theft and visibility from the street. If it is not going to be a closed gate, there will be more temptation for theft.

*Interim Community Development Director Akin:* we could look into 2 requirements for the gate, it screens and it is automatic. Goal is to use this for parking.

*Commissioner Chase:* disagrees that the individual is responsible for using the parking and being responsible for utilizing the gate. Wouldn't want the applicant to incur extra costs.

*Commissioner Mishra:* should build for people not cars.

*Commissioner Petersen:* Nice design, discussions are interesting. If I lived there I would probably like a gate. Viewing costs, not much different. We shouldn't require an electric gate as we wouldn't require an electronic garage door.

*Vice Chair Marshall:* Not require electric gate, but require a workable gate.

*Commissioner Petersen:* Preference not to require the type of gate, allow the applicant to decide.

*Vice Chair Marshall:* Since it is in front of the house, the design factor should be a condition. Should be something that staff should decide on and that it is fitting for the house.

*Commissioner Sammut:* Doubts the designer would design something that doesn't overall work.

**Motion to approve Use Permit 06-33 based on Findings of Fact 1-6 and subject to conditions 1-20. With additional Condition.**

**Commissioner Petersen/Chase**

VOTE: 5-0  
AYES: All Commissioners Present  
NOES: None  
ABSTAIN: None

**Chair Mishra advised of a 10-day appeal period.**

#### **FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and with two-car covered parking, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious

development of the city, and will not impair the desirability of investment or occupation in the neighborhood since the new home will be an economic benefit to the surrounding area.

6. With the provision of a two-car carport the project will comply with the off-street parking standards of the City of San Bruno Zoning Ordinance.

#### **CONDITIONS OF APPROVAL**

##### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-033 shall not be valid for any purpose. Use Permit 06-033 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on February 20, 2007, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The carport shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code or storage. The residence must have the ability to park the required number of vehicles in the designated carport area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Remove condensing unit (AC) from setback.
9. All bedroom windows must meet egress requirements.

10. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.

**Fire Department – (650) 616-7096**

11. Provide minimum 4" illuminated address numbers.
12. Provide hardwired smoke detectors with battery back up to all bedroom and hallway/corridors.
13. Provide spark arrestor on chimney if present.

**Department of Public Works – (650) 616-7065**

14. No fence, retain wall or other permanent structure to be placed within 2.0' from back of sidewalk.
15. Encroachment permit from Engineering Department required prior to work, San Bruno municipal code 8.16.010. Business license and proof of insurance required.
16. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
17. Paint address number on face of curb near driveway approach. Black lettering on white background.
18. Replace all broken or raised concrete in sidewalk or driveway approach as marked. Markings shall take place under Building Review.
19. Storm water from new roof down-spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through and under sidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1 50% drain to landscape allowed.
20. Plant one 36-inch box size approved tree or payment of \$450.00 each in-lieu replacement tree fund. San Bruno Municipal code section 8.24.060.

**Planning Commission**

21. Applicant shall plant an evergreen hedge on rear property line per Planning Commission approved plans dated February 20, 2007.

**Chair Biasotti advised of a 10-day appeal period.**

**2. 570 Walnut Avenue**

**Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 100% and proposes a .63 floor area ratio per Sections 12.200.030.B.1 and 12.200.030.B.2 of the San Bruno Zoning Ordinance. Jose Casco (Applicant), Miguel Lanza (Owner) UP-06-039**

*Assistant Planner Rozzi entered staff report.*

Staff recommends that the Planning Commission approve Use Permit 06-039 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-14).

*Chair Biasotti* asked Commission if there were any questions for staff.

*Commissioner Petersen:* Questions, increasing garage by 10 feet would go into kitchen by 1 foot.

*Assistant Planner Rozzi:* Responded, received a new plan, will be adding additional 6 ft.

*Commissioner Petersen:* Questioned, new garage wall would be a couple of feet from the kitchen?

*Assistant Planner Rozzi:* Proposal from applicant is how they want the application.

*Vice Chair Marshall:* Questioned, asked for 10 feet

*Assistant Planner Rozzi:* Responded, proposed for 4 feet.

*Chair Biasotti* asked the applicant to address the Commission and introduce the project.

*Applicant:* Applicant introduced, Jose Casco, Designer. Owners want more bedrooms, have small children. This is the best option they came up with. Keep the area in front with living room and office. Extension of garage, understands for mechanical and appliances, but extension destroys the interior of the house and doesn't improve for parking in the garage, that is why they declined the extension.

*Chair Biasotti:* Questions for applicant?

*Commissioner Petersen:* 2<sup>nd</sup> floor plan, looks like smallest bedroom is as big as the biggest bedroom now. Is there potential storage space now in the new bedrooms?

*Applicant:* Replied yes. Original space, very little closet and storage space.

Public Comment opened.

Public Comment closed.

*Chair Biasotti* opened up to Commission for discussion.

*Commissioner Marshall:* what would 6 feet do for the application?

*Assistant Planner Rozzi:* Responded with 30 ft for the depth most likely only one car could be parked, leaving ample storage space. Giving parking issues, this mitigation would ensure parking.

*Interim Community Development Director Akin:* Added, when adding a second story, staff precedents that you add on to your garage, whether side by side or tandem. The kitchen in this case is behind the garage. The compromise was 10 feet. More for extra storage.

*Commissioner Chase:* Questions, in regards to precedent, what triggers is 1825 square feet?

*Interim Community Development Director Akin:* Responds, from municipal code is 1825, staff asks for 2<sup>nd</sup> garage space for adding more bedrooms.

*Commissioner Chase:* Responds, it seems to be on individual basis. Trying to stick with the 1825 and over, have them cut it down rather than adding the garage, during discussions, anything come up about reducing the size of the addition.

*Interim Community Development Director Akin:* This is what the client wants, we are asking them to reduce the living area by expanding the garage.

*Commissioner Chase:* Responds, maybe make the bedrooms a little smaller rather than expanding the garage.

*Interim Community Development Director Akin:* Staff would prefer more parking.

*Commissioner Petersen:* States .63 is not as large as the typical floor ratio rates we are seeing.

*Interim Community Development Director Akin:* Correct.

*Commissioner Petersen:* To designer- 2<sup>nd</sup> floor. Each bedroom has large closets. Typically storage boxes are 18x12, made closets deeper by 13" and put shelves in back, that would provide more storage. Would client be willing to do that?

*Applicant:* Responds, it still increases floor area.

*Commissioner Petersen:* Responds, if you move 13" you would lose some area.

*Applicant:* Responds, closets are typically for clothes, pass that it is empty space.

*Commissioner Johnson:* Supports project. Currently 2 bedrooms, increasing by one bedroom. Looks like we are talking feet, not huge amount of space. Living spaces, you need every inch possible, looks like a car would fit, and with closets for storage, seems fine. Asking for change may impose a hardship and supporting the project as is.

*Commissioner Sammut:* Echoes Johnson remarks. We are still able to get one car in and still have the driveway. Additional space is not going to make difference for another car. Is there any reason we haven't talked about an attic?

*Interim Community Development Director Akin:* Responds, no.

*Commissioner Johnson:* Comments, only place for extra storage would be in the front, which is not feasible.

*Commissioner Chase:* Doesn't see where the discussion needs to go, people can store where they want. More concerned about the 2 car parking space. Agrees with Johnson and Sammut.

*Commissioner Mishra:* The door of the garage into the living room, is there issues with exiting if there is a car there.

**Motion to approve Use Permit 06-039 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-14).**

**Commissioner Johnson/Petersen**

VOTE:	7-0
AYES:	All Commissioners Present
NOES:	None
ABSTAIN:	None

**Chair Biasotti advised of a 10-day appeal period.**

## **FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.



2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low density residential for the subject property.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been well designed with appropriate finished materials.
6. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.

## **CONDITIONS OF APPROVAL**

### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-039 shall not be valid for any purpose. Use Permit 06-039 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on February 20, 2007, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.

**Department of Public Works – (650) 616-7065**

9. Remove and replace all sidewalk at front of property for all locations where there are any raised or offset concrete sections greater than 1/2-inch. S.B.M.C. 8.12.010.
10. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule. S.B.M.C. 8.24.060

**Fire Department – (650) 616-7096**

11. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
12. Provide spark arrestor for chimney, if present.
13. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
14. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

**3. 751 B Camino Plaza**

**Request for a Use Permit to allow a recreational facility in a commercial zone per Sections 12.96.110.C and 12.112 of the San Bruno Zoning Ordinance. Mad Eel, LLC (Applicant); G.W. Williams Co. (Owner) UP-07-002**

*Assistant Planner Rozzi* entered staff report.

Staff recommends that the Planning Commission approve Use Permit 07-002 based on the Findings of Fact (1-4), subject to Conditions of Approval (1-12).

*Chair Biasotti* asked Commission if there were any questions for staff.

*Vice Chair Marshall:* Comments, more of owner's problem for noise, rather than a city.

*Assistant Planner Rozzi:* Responds, since the city has some noise issues, the police department asked that both the applicant and property owner mitigate.

*Interim Community Development Director Akin:* Since this is a conditional use, it must have noise mitigation methods.

*Vice Chair Marshall:* Has there been any complaints?

*Assistant Planner Rozzi:* Responds, none received.

*Commissioner Chase:* Questioned, should have sound proofing with this particular applicant since it is next to the learning center? What are the hours?

*Assistant Planner Rozzi:* 6am to 9pm

*Commissioner Chase:* On conditions of approval, it is 6am to 10pm, which should it be?

*Assistant Planner Rozzi:* Those are the hours we have given to other businesses.

*Interim Community Development Director Akin:* Allowing some flexibility, if they need to increase they can with the Community Development Director.

*Commissioner Sammut:* Condition 4 should adjust hours from 6am to 10pm, since those are the hours of operations?

*Assistant Planner Rozzi:* Responds, noise is usually for construction.

*Commissioner Chase:* Questions, allow construction 24 hours?

*Interim Community Development Director Akin:* Responds, taken from the municipal code, yes allow 24 hours as long as one can't hear outside your home.

*Chair Biasotti* asked the applicant to address the Commission and introduce the project.

*Applicant:* Applicant introduced, Anthony Gisler, president of LA boxing Franchise. Kickboxing facility formed in 1992. On expansion program opening new stores every week. Location they found to get conditional use approval.

*Commissioner Chase:* How many facilities have you opened in the bay area?

*Applicant;* Responded, this is the first, currently building in San Jose, San Francisco.

*Commissioner Johnson:* What is the busiest time of the program?

*Applicant:* Listed staff in error, that is the total amount of staff, 1 a.m. sales person and 1 p.m. sales person. Weekend manager, not all in the building at the same time. Instructors also on staff.

*Commissioner Johnson:* What are the busy times?

*Applicant:* 5:30pm, 6:15pm, evening times mostly.

*Commissioner Johnson:* Are you proposing for 6am open?

*Applicant:* We have a 6:30am class scheduled. Offer that as a benefit to the chosen few that come out, usually about 7 or 8 people.

*Commissioner Johnson:* Is it more of a boxing program, or weight program?

*Applicant:* Responded, it is a value added set up. This is a kick boxing fitness workout.

*Vice Chair Marshall:* Questioned, is it class style or drop in

*Applicant:* Responded, class style.

*Vice Chair Marshall:* Can you explain fight night.

*Applicant:* Responded, it is set up in 4 levels, events set up every other month, designed to draw membership.

*Vice Chair Marshall:* Anticipated income?

*Applicant:* Responded, approximately \$800 annual income per member. It is set up as a Membership drive.

*Commissioner Sammut:* Your target market, looking for 18-49 – what is the percentage of "soccer moms"?

*Applicant:* 50%, depending on marketing. We market on different cable networks, end up with 50/50 split.

*Chair Biasotti:* Questions for applicant?

Public Comment opened.

Public Comment closed.

*Chair Biasotti* opened up to Commission for discussion.

*Commissioner Johnson:* There is added insulation for noise. To applicant: is this condition okay.

*Applicant:* Has had worse case scenarios with Spas, etc. The bags don't affix to ceilings or walls, the speed bags are independent as well. Decided to locate that entire system on the north wall, and the left wall will be cardio and strength machines, sound element is minimal.

*Commissioner Johnson:* not opposed to insulation?

*Applicant:* Responded, not to the point of insulating as if it was a recording system, but will put up sound boards and accepts the conditions.

**Motion to approve Use Permit 07-002 based on the Findings of Fact (1-4), subject to Conditions of Approval (1-12).Additional condition of sound wall.**

**Commissioner Johnson/Sammut**

VOTE: 7-0

AYES: All Commissioners Present

NOES: None

ABSTAIN: None

**Chair Biasotti advised of a 10-day appeal period.**

## **FINDINGS OF FACT**

1. The proposed new use will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed new use will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the new use is consistent with the types of businesses located in the area.

3. The proposed development will be consistent with the general plan, since the proposed new use meets the general plan designation of commercial for the subject property.
4. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.

### **CONDITIONS OF APPROVAL**

#### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 07-002 shall not be valid for any purpose. Use Permit 07-002 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit to operate a recreational facility shall be built according to plans approved by the Planning Commission on February 20, 2007, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. All activities of the recreational facility at 751B Camino Plaza shall remain indoors and all patrons of the facility shall remain in the provided indoor waiting area.
7. All heavy bags, speed bags and miscellaneous equipment shall be located to the north side of the building as a noise mitigation measure.
8. The applicant and any successor in interest, shall agree to operate the recreational facility at 751B Camino Plaza in the manner as described in the staff report and in the applicant's support statement. Any deviation or change in business activities shall require prior authorization by the Community Development Director and may require full Planning Commission review. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
9. The permitted hours of operation of the facility shall be seven days between the hours of 6 AM and 10 PM. Any changes to these hours of operation shall require prior authorization from the Community Development Director.

10. Applicant shall use sound reduction materials to insulate the adjacent wall of the building, between 751A and 751B Camino Plaza as a noise mitigation measure. At no time shall the business exceed the acceptable ambient noise levels for a commercial property per the San Bruno Municipal Code.
11. All amplified music shall be kept at a level so that it is not heard or felt in the adjacent business.

**Fire Department – (650) 616-7096**

12. Approved pending business compliance inspection.

**G. Discussion**

1. City Staff Discussion
  - a. Select March 15, 2007 Architectural Review Committee Members – Chase, Johnson Biasotti, back up Marshall.
2. Planning Commission Discussion

Regarding Green Building – general plan policies.

Chase: comment on having meeting with General Contractors with applicant and building, support of that condition.

Aknin: working on making all departments able to work together. Have inspectors sit in on meeting with planners. Have planners inspect with building.

Chase: regards to PC conferences being held in San Diego, dates.

Aknin: March 21<sup>st</sup>

**H. Adjournment**

Meeting was adjourned at 8:35 pm

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**Aaron Aknin**  
Secretary to the Planning Commission  
City of San Bruno

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**Rick Biasotti, Chair**  
Planning Commission  
City of San Bruno

**NEXT MEETING: March 20, 2007**

AA/ch